RNI No. MAHBIL /2009/40123

सत्यमेव जयते

# महाराष्ट्र शासन राजपत्र

## असाधारण भाग पाच-अ

वर्ष १२, अंक १४] मंगळवार, मार्च २४, २०२६/चैत्र ३, शके १९४८ [पृष्ठे ३, किंमत : रुपये ३६.००

**असाधारण क्रमांक २३**

**प्राधिकृत प्रकाशन**

**महाराष्ट्र विधानसभेत व महाराष्ट्र विधानपरिषदेत सादर केलेली विधेयके (इंग्रजी अनुवाद).**

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**MAHARASHTRA LEGISLATURE SECRETARIAT**

The following Bill was introduced in the Maharashtra Legislative Assembly on the **24th March, 2026** is published under **Rule 117** of the Maharashtra Legislative Assembly Rules :—

**L. A. BILL No. XXVIII OF 2026.**

*A BILL*

*further to amend the Maharashtra Land Revenue Code, 1966.*

Mah. XLI of 1966.

WHEREAS it is expedient further to amend the Maharashtra Land Revenue Code, 1966, for the purposes hereinafter appearing; it is hereby enacted in the Seventy-seventh Year of the Republic of India as follows:-

Short title.

**1.** This Act may be called the Maharashtra Land Revenue Code (Second Amendment) Act, 2026.

Amendment of section 37A of Mah. XLI of 1966.

Mah. XLI of 1966.

**2.** In section 37A of the Maharashtra Land Revenue Code, 1966,—

(*i*) in sub-section (*1*),—

(*a*) for the words "taking the prior permission" the word "approval" shall be substituted;

(*b*) the following proviso shall be added, namely :—

"Provided that, if sale, transfer, redevelopment, use of additional Floor Space Index (FSI), transfer of Transferable Development Rights (TDR) or change of use of any Government land is approved by the Government by issuing Government Resolution or general or special order on payment of premium or *Nazrana* or charges and a share of unearned income before the date of commencement of the Maharashtra Land Revenue Code (Second Amendment) Act, 2012, then such approval shall be deemed to be validly made as per the provisions of this Code."; Mah. IV of 2015.

(*ii*) in sub-section (*2*), for the word "permission" the word "approval" shall be substituted.

STATEMENT OF OBJECTS AND REASONS

Section 37A of the Maharashtra Land Revenue Code, 1966 (Mah. XLI of 1966) provides that every sale, transfer, redevelopment, use of additional Floor Space Index (FSI), transfer of Transferable Development Rights (TDR) or change of use of any Government land in the State, which is granted for various purposes under the provisions of this Code or rules made thereunder, shall be subject to taking the prior permission of the State Government. The said section is inserted in the said Code, by the Maharashtra Land Revenue Code (Second Amendment) Act, 2012 (Mah. IV of 2015).

2. Section 40 of the said Code provides that nothing contained in any provision of this Code shall derogate from the right of the State Government to dispose of any land, the property of Government, on such terms and conditions as it deems fit. Prior to the said Amendment Act, the Government has been disposing of the Government land, as per the provisions of the said Code mainly section 40 and the Maharashtra Land Revenue (Disposal of Government Land) Rules, 1971, by issuing necessary general or special orders subject to the terms and conditions specified therein. Under the provisions of the said Code and various Government Resolutions issued from time to time, the Government has also been, regularising various transactions of the Government land by charging *nazrana*, premium or unearned income.

3. It is noticed that there are many transactions of Government land where prior permission of the Government under section 37A has not been obtained. The Government is not able to regularise such transactions which it could do prior to the said Amendment Act. Therefore, the Government considers it necessary to amend the said section 37A to provide for obtaining approval of the Government for such transactions of Government land. It is also proposed to specifically provide in the said Code that the approvals granted by the Government to transactions of Government land by issuing general or special orders on payment of premium or *Nazrana* or charges and a share of unearned income prior to the Amendment Act shall be deemed to be validly made under the provisions of the said Code.

4. The Bill seeks to achieve the above objectives.

Mumbai,
Dated the 23rd March, 2026.

CHANDRASHEKHAR BAWANKULE,
Minister for Revenue.

**Vidhan Bhavan,**
Mumbai,
Dated 24th March, 2026.

JITENDRA BHOLE,
Secretary-1,
Maharashtra Legislative Assembly.

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